

General Remarks

THE ESHTON ESTATE has belonged, as to the greater part of it, to the Wilson Family since 1648. It was originally much larger and has been considerably reduced as a result of sales during the last forty years. The present sale affords a unique opportunity to acquire a **FIRST RATE GRASSLAND ESTATE** in this noted and popular district with the advantage of a medium-sized and splendidly maintained **Residence for Occupation, together with about 384 acres of Farmland in hand adjoining**, surrounded by a block of Eight Capital Dairy and Sheep Farms let to established tenants, together with the Sporting Rights over about 2,439 acres and Trout Fishing Rights in the River Aire and Eshton Beck. Only a short distance away at Threshfield are two further let Farms, further Trout Fishing in the River Wharfe and a **Freehold Grouse Moor of 590 acres**, together with the **Sporting Rights** over this and the adjoining Moors extending to over 1,000 acres. Also included are some **Valuable Residential** and other properties in Gargrave, together with several **Valuable Sites for Development**, some with the benefit of Planning Permission. The Estate as a whole has a **SPECIAL RESIDENTIAL ATTRACTION** with the opportunity immediately of farming 384 acres, with the added advantage of capital appreciation from the properties in and around Gargrave. The agricultural land which is let should be mainly self-supporting, while immediate profit can be anticipated from the sale of timber from the fine woodlands which extend to 126 acres.

The let farms include some of the best grazing in the Aire Valley and form a compact block of agricultural land ideally suitable for investment purposes. The Gargrave farms mainly overlie limestone which is good stock rearing and sheep land. The majority of the farms are dairy and stock rearing grassland farms and most of the tenants keep a substantial flock of breeding ewes. Most of the land on the Gargrave farms is situated about 500 feet above sea level. The Threshfield farms overlie limestone with some land overlying gritstone.

1. SITUATION

The Estate is most conveniently situated immediately to the north of Gargrave, only 4 miles north-west of Skipton, 12 miles from Keighley, 22 miles from Bradford and 28 miles from Leeds. The Threshfield portion adjoins the noted West Riding village of Grassington, which is a favourite resort of tourists in the summer. Gargrave Station is on the main line from London and Leeds to Carlisle and Scotland. The Estate itself contains many beauty spots and to the north of Threshfield Moor rises to over 1,300ft.

2. TENURE

The whole Estate is FREEHOLD.

3. VIEWING

These Particulars will admit to view the occupied farms, cottages and houses by kind permission of the present occupiers. Eshton House may be inspected on production of these Particulars to the Caretaker in residence, Mr. T. Newhouse, who also has the keys of the vacant properties and will show prospective purchasers round the Estate, if desired.

4. CONVENIENCES

There are Churches of all denominations, Schools, Post Office and Shops in Gargrave, and a frequent service of motor buses connects with Skipton which is a noted Market Town and provides all the other usual urban amenities. For the Threshfield portion the village of Grassington provides most of the facilities.

5. TENANCY AGREEMENTS AND FARM RENTS

The tenanted farms are let on yearly tenancies from 2nd February as to the land and from 12th May as to the house and buildings. Several of the farms have no written Tenancy Agreements but counterparts of the other agreements may be inspected at the Offices of the Land Agents by previous appointment during usual business hours. The rents are payable half-yearly at 2nd February and the 2nd August and there are no arrears. Few of the cottages and houses in Gargrave have written agreements but where these are in existence the counterparts may be inspected as above. The rents of most of the cottages and houses in Gargrave have been increased under the Rent Act, 1957. The rents of the cottages are due quarterly on 18th January, April, July and October. The rents of the houses are due half-yearly at 2nd May and November. A number of the houses and cottages have been let furnished but Notices to Quit have been given and Vacant Possession will be obtainable on Completion, and in these cases a certain amount of furniture is included in the Sale.

6. RENT INCREASES

It will be observed that the farms are let at rents well below those currently obtainable and the Vendor has served Notices before 2nd February, 1960, under Section 8 of the Agricultural Holdings Act, 1948, and Agriculture Act, 1958, on the tenants of all the Agricultural Holdings requiring Arbitration so that **substantially increased rents should be obtainable from 2nd February, 1961.**

7. MARKETS

There is a noted Cattle and Sheep Market at Skipton (4 miles), while Gisburn Catle Market (6 miles) is one of the best in the north and there is also a Cattle Market at Hellifield.

8. POSSESSION

Lots 1, 2, 3, 5, 6, 8 (save as to the Fishing), 9, 11 (save as to Riparian Land), 15, 17, 19, 20, 21, 24, 33 (save as to the Fishing Rights in a very small part), 38, 41 (save as to the Sheep Gaits), 44, 46, 47, 48, 55, 63 and 64 are sold with Vacant Possession on Completion. Lot 42 is available with Vacant Possession at 2nd November, 1960, and Lot 43 with Vacant Possession at 2nd February, 1961. Except for the woodlands, which are in hand, the remaining Lots are let as detailed in the Particulars thereof and are sold subject to the existing tenancies.

9. INCOME TAX

(i) The total Net Annual Value of the Estate for Schedule "A" is £2,685 10s. 0d.

(ii) **Maintenance Claim.** Expenditure for year ending 31st December, 1955, £2,850.
 " " " " " " " " 1956, £3,132.
 " " " " " " " " 1957, £2,669.
 " " " " " " " " 1958, £5,322.
 " " " " " " " " 1959, £3,929.

(iii) **Capital Improvement Claim.** There is a small Capital Improvement Claim under Section 314 of the Income Tax Act, 1952, available as follows:—

<i>Year of Expenditure</i>	<i>Subject</i>	<i>Amount of Expenditure</i>	<i>Annual Allowance</i>	<i>Period Unexpired</i>
1950/51	Agricultural Cottage	£ 18	£ 1	1 year
1950/51	Drainage (Brockabank Farm) ..	70	7	1 year
1951/52	Agricultural Cottage	21	2	2 years
1952/53	Drainage	103	10	3 years
Total Annual Allowance 1960/61 ..			£20	

10. SERVICES

Electricity. The overhead lines of the Yorkshire Electricity Board cross the Estate in numerous places and main electricity is laid on or available to practically every Lot on the Estate. The offices of the Yorkshire Electricity Board, No. 1 (Bradford) Sub-Area, are at 45-53, Sunbridge Road, Bradford, 1.

Main Water is connected to all the properties in Gargrave and also by meter to Raybridge Farm, Lot 22. Flasby Grange Farm, Lot 27, obtains water from the adjoining Flasby Estate. Eshton House and all the farms and cottages in the Eshton portion of the Estate are supplied with water from British Transport Waterways, whose water main runs through the centre of the Estate from north to south, under an Agreement dated 1st July, 1892. The Threshfield portion of the Estate, together with several adjoining villages and properties not belonging, is supplied with water from the private Estate Supply (Lot 66).

There is a **Public Drainage System** in Gargrave, to which all the houses and cottages are connected, but on the remainder of the Estate, Eshton House and the farms and cottages mostly have septic tanks or cesspools. At Threshfield, Lot 34 is connected to the public drainage system and a public sewer passes through Lot 36.

11. SPORTING

Hunting. The Estate is situated in the centre of the Pendle Forest and Craven Harriers Hunt and the Airedale Beagles meet in the district. There are livery stables at Gargrave.

Shooting. The Estate as a whole affords pheasant, partridge and rough shooting, which has been let regularly in the past, is now in hand, and included in the sale of the various Lots. The previous shooting tenant has employed a keeper who has kept down the vermin and reared pheasants up to the end of last season. **Threshfield Grouse Moor** of 590 acres, together with the Shooting Rights over the adjoining Boss and Linton Moors, extending to another 465 acres, are included in the Sale (Lot 41), and details of the game bags are show on page 28. Wild Fowl are found on Eshton Tarn (Lot 8).

Fishing. The Estate affords capital opportunities for trout fishing and Purchaser's attention is drawn to the fishing in the River Aire (Lot 11), in Eshton Beck (Lots 24 and 33) and in the River Wharfe (Lot 38), all of which is available with Possession.

12. OUTGOINGS

The Estate is subject to Tithe Redemption Annuities amounting to £163 2s. 9d. per annum. This amount has been informally apportioned by the Auctioneers over the various Lots affected and is believed to be correct, but absolute accuracy is not guaranteed. There is no Land Tax. Lots 22 and 23 are subject to Drainage Rate payable to the Airedale Drainage Commissioners. The Annual Values are £49 for Lot 22 and 5s. for Lot 23. The Owner's Drainage Rate for the year ending 31st March, 1960, amounted to 6d. in the £ and the Occupier's Rate to 2s. in the £. The address of the Airedale Drainage Commissioners is Bank Buildings, Skipton. Lot 29 is subject to the William Eliworth Charity of 10s. per annum.

13. PUBLIC AUTHORITIES AND RATES

The Estate is situated within the Administrative Area of Skipton Rural District Council, Council Offices, Granville Street, Skipton. Rates in the £ for 1960/61 amount to 17s. 10d. in the Parish of Gargrave, 17s. 2d. in the Parish of Eshton and 17s. 4d. in the Parish of Threshfield, and the Rateable Values, where appropriate, are stated in the Particulars of the various Lots. The Road and Town Planning Authority is the West Riding County Council, County Hall, Wakefield. Post Office Telephones are administered from Telephone House, Upper Piccadilly, Bradford, 1. The Domestic Water Rate in Gargrave is 3s. 6d. per £ of Rateable Value, with a minimum of £1 5s 0d per annum.

14. FIXTURES, FITTINGS AND FURNITURE

All Fixtures and Fittings belonging to the Landlord and usually designated Landlord's Fixtures will be included in the Sale. Purchaser's attention is drawn to the Particulars of Eshton House (Lot 1) and to Lots 19, 20, 46, 53, 62 and 64 as to certain Tenant's Fixtures and Fittings and Furniture which are included in the Sale of those Lots. The Purchaser of Eshton House may be able to take over certain additional items of furniture at valuation by arrangement with the Vendor.

15. TENANT RIGHT ON LANDS IN HAND

Purchasers' attention is drawn to the fact that the Vendor does not propose to charge tenant right on any of the agricultural land in hand with the exception of certain farm fixtures, such as milking equipment, in the buildings on St. Helens Farm, Lot 2, and Eshton Grange Farm, Lot 3. (See the Particulars of these Lots.) Purchasers of the agricultural land in hand will thus be able to enter free of any tenant right valuation.

16. TOWN AND COUNTRY PLANNING ACTS, 1947-1954

Certain of the Lots carry valuable unexpended balances of established development value under the above Acts and Purchasers' attention is drawn to Lots 25, 26, 34, 36 and 63. Lots 44 and 48 in Gargrave are sold with the benefit of valid Planning Permissions for residential development.

17. TIMBER AND WOODLANDS

The Estate includes 126 acres of woodlands, of which 110½ acres are dedicated under a Forestry Dedication Agreement dated the 7th day of January, 1953, and the Agreement and Plan of Operations may be inspected at the Land Agents' Offices during usual business hours. Purchasers of the following Lots, whether or not they inspect such Agreement, will be deemed to purchase with full knowledge thereof: Lots 7, 12, 14, 15, 17, 21 and 23. In addition there are a few small woodlands included with the farms which are not dedicated. The dedicated woodlands include some valuable commercial timber and mixed softwood and hardwood plantations. The most important woodland areas have been divided into separate Lots to suit all types of purchasers, both large and small, and those interested in the commercial timber and plantations should look at the following Lots: 15, 17 and 21. The remaining smaller woodlands and plantations have been included with the farms. The mature commercial field and woodland timber and plantations on the farms and certain of the other Lots have been measured and moderately and carefully valued by competent timber valuers, due allowance having been made for bark and defective trees, and the amount of the valuation of such timber and plantations is stated in the Particulars of the Lots affected. Purchasers of these Lots will be required to purchase this timber which is scribe marked at the valuation of the timber stated in the Particulars of the Lots and this valuation shall for all purposes including payment of the deposit be deemed part of the purchase money. Details of the measurements of this timber may be obtained from the Land Agents' and Auctioneers' Offices on request. All the remaining timber on these Lots will be included in the sale of such Lots. Where, in the Particulars of any Lot, the value of the timber is not stated, the timber (if any) on that Lot will be included in the Sale.

18. MODE OF OFFERING

Lots 1, 2, 3, 5, 6, 8 and 9, extending to about 388 acres, will first be offered together as one Lot with the benefit of Vacant Possession (except for the fishing rights in Eshton Tarn, Lot 8). If not so sold, these Lots will then be offered separately as lotted. The remaining Lots will then be offered as detailed in the following Particulars.

19. EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS AFFECTING THE VARIOUS LOTS

Purchasers' attention is drawn to the Easements, Rights of Way and other matters affecting the various Lots so far as the Auctioneers are aware, which are set out in the Stipulations subject to and with the benefit of which so far as respectively affected thereby the various Lots are offered for sale.

20. INCONSISTENCY

If and in so far as the foregoing may be inconsistent with the Conditions of Sale, to which Purchasers' attention is directed, the latter shall prevail.